

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

38 ROSEMARY AVENUE CROYDON HILLS VIC 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$980,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,182,500

Property type

House

Suburb

Croydon Hills

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

3 DALEHEAD COURT CROYDON HILLS VIC 3136	\$1,000,000	20-Feb-24
56A WARRIEN ROAD CROYDON NORTH VIC 3136	\$1,000,000	01-Dec-23

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 28 February 2024



## 3 DALEHEAD COURT CROYDON HILLS VIC 3136

4 2 2

Sold Price <sup>RS</sup> \$1,000,000 Sold Date 20-Feb-24

Distance 0.68km



## 56A WARRIEM ROAD CROYDON NORTH VIC 3136

4 2 2

Sold Price <sup>RS</sup> \$1,000,000 <sup>UN</sup> Sold Date 01-Dec-23

Distance 1.69km

RS = Recent sale

UN = Undisclosed Sale

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